HOUSING MARKET OUTLOOK

Ottawa

Canada Mortgage and Housing Corporation

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Resale Market

Balanced Market by end of 2004

After almost five years of seller's market conditions, the pace of resale activity in Ottawa is pulling back and a balanced market is likely on the horizon. With steady sales and a concomitant growing number of listings, the market is expected to stabilize by the second of half of 2004. As a consequence, strong price growth is still expected this year, above the rate of inflation, but it will be nonetheless lower then the almost 10 per cent annual growth seen in 2003.

The average MLS price for Ottawa has risen by over 34 per cent in three years. Many existing and new home buyers are now faced with higher prices than ever before. As a result, many consumers will continue to seek more affordable forms of housing, such as townhouses and condominiums. Not surprisingly, sales of single-family homes, such as two-storey detached, are still strong, but there is no question that the market share for other affordable housing types has grown.

Strong annual job growth in 2003 and continued low interest rates will continue to keep demand healthy for the rest of 2004. However, there has been almost no job growth in the local economy in the past 7 months, and this will not keep demand as buoyant going into 2005. Therefore, last year's job growth bodes well for the housing market for the rest of this year, but lack of any recent job creation will lead to a dampening effect on demand next year. Coupled with an expected rise in mortgage rates later this year, the outlook for 2005 is not as promising.

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Steady sales, rising listings

Under balanced market conditions the sale of existing homes every month usually trails the number of homes being listed on the market. The best measure for this is the sales-to-new listing ratio, which calculates the proportion of sales over new listings and is a key measure of demand over supply. Looking back as far as 1999, the Ottawa real estate has been showing a ratio above 50 per cent, which would classify it as a sellers' market. While it is still currently listed as a seller's market, the rate of growth in listings has far surpassed those of home sales. Looking at the trend, it is evident that the resale market is headed towards balanced market conditions and we can expect the sales-to-new listings ratio to within the 50 per cent range by the end of this year.

CMHC Ottawa, Market Analysis
Christian Douchant, Robin Wiebe, Joanne Henry
(613) 748-5120

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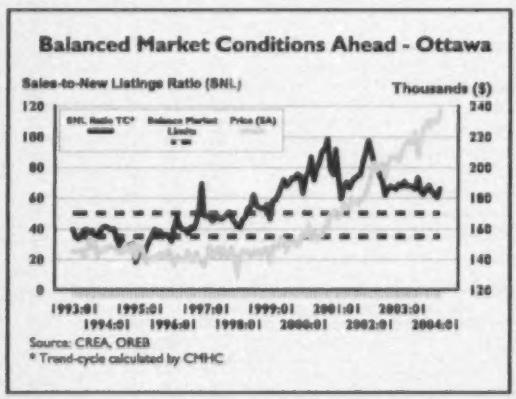
Sales in the last five years in Ottawa have averaged around 12,400 transactions per year. The 10-year average is 10,400 sales and the 20-year average is 9,400 . Therefore, a sales total of 12,000 annually is unusually high for Ottawa and is a testimony to a strong resale market. Looking at the current pace of sales in the first quarter of 2004, the market is still showing strong momentum where sales are up 7.7 per cent to 2,963 transactions compared to 2,752 transactions during this time last year. However, this rate of growth is not expected to continue as job growth is relatively flat and mortgage rates are anticipated to go up by the end of 2004. CMHC estimates that sales will reach about 12,600 transactions by the end of 2004, a decline of over 2 per cent from 2003 but still representing another strong year in sales.

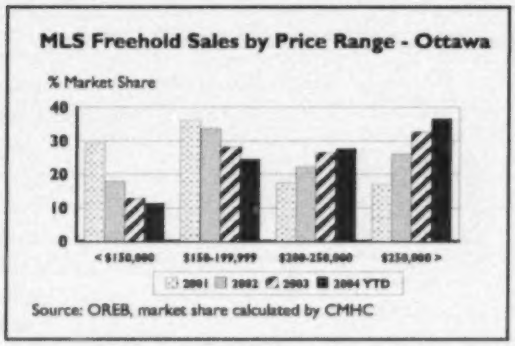
If only a slight decline in sales is expected this year, what has changed on the market to even consider balanced market conditions ahead? Simply put, the number of homes listed on the market has also grown significantly from last year, as more and more households had put their home on the market to take advantage of appreciating prices in the real estate market. From 2002 to 2003, the number of homes listed has grown by just under 10 per cent to 19,907 listings, compared to a one per cent decline in sales over the same period. While sales figures for the first quarter of 2004 are high, the number of homes listed also grew by a whopping 16 per cent. At this current pace, sales are no longer outstripping supply and the number of homes available for sale will keep growing.



New listings indicate the number of homes listed every month, but another measure of supply in the existing home market is active listings. Active listings include all homes for sale in a given period, including those newly listed and those that carried over from the previous period that were not sold - this would also include any units removed from the market. Between 2002 and 2003, average monthly active listings grew by 27 per cent, ending last year with 2,944 units. Looking at the first quarter of 2004, active listings are up another 10 per cent from the first quarter of 2003, and are currently at average monthly level of 3,100 units for this quarter.

Considering the increase in new listings from last year and flattening sales growth in Ottawa, it is clear that the market is heading for a more balanced conditions. The growing number of listings, coupled with stable sales, will likely draw the sales-to-new listings ratio down below the 50 per cent level sometime later this year. More important for consumers, a balanced market is an indication of slower rate of price growth ahead for the real estate market in Ottawa.

The sales-to-new listings ratio in itself is not the sole measure of resale market performance. It is a good leading indicator to future price movement, which is the "real" measure of market conditions. With the intense market pressure witnessed in the last five years, prices in the Ottawa real estate market have been driven up accordingly. Annual rates of price growth speak for themselves: in 2001 the average MLS price grew 10 percent from 2000, in 2002 another 14 per cent and 2003 finished just under 9 per cent. From 2001 to 2003, the average MLS price in Ottawa grew by 34 per cent. As of March 2004, home prices are now pegged at $232,000, an increase of over 9 per cent from the same quarter



in 2003, an indication that rising price momentum still exists in the current real estate market for the rest of 2004. With balanced market conditions expected, price growth will slow this year to about **6 per cent** with the expected overall average MLS price for Ottawa at around **$233,000** for all of 2004.

Price growth by housing type

Not all housing types in Ottawa have had equal price gains, as consumer preference for particular forms of housing have driven up prices higher than other unit types on the market. With access to sales data, CMHC was able to establish estimates for sales and average price for particular housing types.

In terms of single-detached bungalows, the number of such units sold in the first three months of 2004 is estimated to be 370 units. This is just behind last year's level of sales at this time. Back in the first quarter of 2003, the average price for a bungalow had recorded an increase of over 17 per cent from the same period in 2002. Price growth so far indicates an increase of about 6.5 per cent from the first quarter of 2003, ending the first quarter of 2004 with an average price of $243,000. Clearly, price growth for such units is still strong, over double the rate of inflation, but much less than the surging rates back in 2003 and 2002.

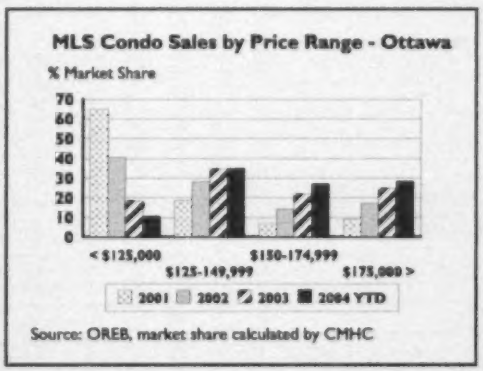
Meanwhile, the sale of two-storey detached homes is continuing at a brisk pace. The move-up market is still a strong niche market in Ottawa and demand for such units continues to drive up the price. From January to March of 2004, the number of sales increased by

over 5 per cent compared to the first quarter of last year to an estimated 909 units. In terms of price growth, the average price in the first quarter of 2004 was around $296,000, an increase of 9.5 per cent from the same period last year. Between the first quarter of 2002 and 2003, the average MLS price for a two-storey home grew by 18 per cent.

The demand for such units is still driving up prices, but just as for bungalows, the rate of price growth is obviously slowing. Two storey units make up the lion's share of the resale market for single detached homes, and we can expect to see continued price growth for them due to strong demand well into the rest of 2004.

Opposite of the move-up market is the fist time home buyers, many of whom will likely opt for more affordable type units. Considering the spike in prices in recent years, it is not surprising to see more multiple-family units selling at a higher rate than other unit types, particularly row and condominium units.

Sales of row units are up by 8.5 per cent in the first quarter of 2004 compared to last year during this period, ending March with an estimated 461 townhouse sales transactions. While still affordable compared to other single-detached units, the steady demand for this form of dwelling has driven up prices. By March of 2004, the first quarter price figures have moved above the $200,000 mark and the estimated average value for a townhome in the resale market is now $202,600. This price figure reveals an increase of 5.2 per cent from Q1 2003.



Source: OREB, market share calculated by CMHC

Using actual sales figures provided by the Ottawa Real Estate Board, condominium sales have declined slightly in the first quarter of 2004 by under 2 per cent from the same quarter in 2003, ending March with 584 sales to date. In terms of price, the average price for a condo this quarter is still strong, growing by 8 per cent this quarter from last year to about $169,500. This is the first time in years that price growth for condos is less than the freehold market. In 2003, the annual price growth for condos was 12 per cent, while prices grew by 20 per cent in 2002. Despite declining sales and new listings holding steady, the sales-to-new listings ratio for condominiums will nonetheless continue to be at the sellers' market level for most of this year and points to continued price gains ahead. Demand for such units should continue to remain firm over the next few years as the expected growing of the senior population in Ottawa will firm up demand.

Market correction around the corner?

A sharp rise in housing prices is always a signal of potential risk in the real estate market. In the last few years, Ottawa's has seen the average resale price of homes jump to historical highs, both in nominal and inflation adjusted or "real" price. The question for assessing the market unfolds around two key issues: will demand for housing continue; and, will prices grow beyound a sustainable level?

Mortgage rates, migration and job growth are key to assessing future housing demand - and the outlook for Ottawa is rather mixed. Mortgage rates are expected to remain low for most of 2004, according to the latest consensus forecast by CMHC. While the average rate for a 5-year mortgage is currently around 5.7 per cent, it is expected to rise later this year and into 2005. This will keep the average carrying cost of a mortgage affordable for many still considering to enter the homeowner market for the first time as well as for move-up buyers. Meanwhile, job growth in Ottawa has been relatively flat this year, pointing to less than spectacular outlook for demand next year; however, the strong job growth witnessed in 2003 will continue to sustain demand for the rest of 2004. While no migration figures for 2003 are yet available, it is expected that positive net migration will be less than the number in 2002. Expect positive net migration to reach about 9,000 in 2003, due primarily to the strength of the growing economy last year.

Over the rest of 2004, the prospect for the housing market are still very positive, with low interest rates and net positive migration continuing to sustain demand in the housing market. In 2005, rising mortgage rates and lacklustre job growth this year will mean demand will pull back to some extent and we can see the market cool down as a result. However, even as mortgage rates rise in 2005, particularly long-term rates, they will not exceed the 7 per cent level, and this still makes them low by historical standards. Consequently, demand in 2005 will be not as buoyant, but do not expect it to drop off, to the point of a signalling a big correction.

It is also important to remember that after three years of strong price gains there are signs prices are pulling back. In 2002, the 14 per cent rise in the average MLS price gave way to a 9 per cent increase in 2003, and CMHC is forecasting a 6 per cent increase this year. Therefore, price gains are still expected in this year, almost 3 times the rate of inflation, but less than the rate of growth witnessed in the last two years. This pulling back in the rate of increase already signals that market conditions are achieving a more sustainable level. Unless demand drops off suddenly, which is unlikely over the next year, we can expect to see the rate of price growth decline but remain above the rate of inflation well into 2005.

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New Home Market

Housing starts will ease in 2004

Residential construction is expected to decline modestly this year, as growing home listings in the resale market will provide consumers with more choice than last year. The multi-family market will continue to make up the larger share of new home construction as many consumers will continue to seek more affordable options. Townhouse construction will likely pull ahead of last year's pace, and we can still expect more apartment construction this year as more condominium and rental projects get underway.

All time high prices in new home market

According to CMHC estimates of new home absorption prices as of February 2004, the average price for a single-detached bungalow rose to $270,900, an increase of 27 per cent from the same period last year. The average price for a two-storey home rose by 16 per cent from the first two months of 2003, ending February with an average price of $340,000. Such sharp increases in the price for new homes can be attributed to continued rising cost in building new homes. Using the Statistics Canada New Home Price Index (NHPI), the index rose for five consecutive months by January 2004 because of the rising "building" component. The building component grew by over 4 per cent year-over-year between January 2003 and 2004; meanwhile, the "land" component was relatively flat for the last five months. Factors contributing the rising cost of housing include materials, such as lumber and concrete for building homes, and labour.

While the NHPI "land" component indicates little change in land prices, a closer examination of residential lots bought in the resale market over the last few years is showing evidence otherwise. Economic theory stipulates that as demand for land increases, so should the price for land with this growing demand.

Using existing lot sales from the Ottawa Real Estate Board, a weighted average price was calculated for all sales of lots zoned residential and with the designation agricultural, residential, other and those with no designation at all in the Ottawa area. The findings show that the average price for lots has increase significantly over in the last three years. Between 2001 and 2002, the average price for lots sales in Ottawa increased by 8.3 per cent, while between 2003 and 2002 they increase by 23 per cent to an estimated average price of $95,000. During this period, an average 209 lot sales were annually were recorded between 2001 and 2003. For the first three months of 2004, the average price for lot has grown to $121,000 (42 lot sales to date), representing an increase 28 per cent from last year's annual average price It is important to remember that the figures presented here are estimates, but nonetheless concur with the view that the price of land should be increasing considering all the development pressure

that has taken place in the last five years and the strong demand for land. In addition, they clearly point one major reason why the prices for new homes keep rising at their current level.

Against the scenario of rising prices new homes, the growing number of listings in the existing home market means consumers are being afforded more choice than ever before. Already the impact is being seen on the number of new home sales for single family homes. As of the first two months of 2004, the sale of new single-family homes has declined by 7 per cent to 334 units. Low mortgage rates will continue to make the purchase of new single-family homes attractive for move-up buyers. Therefore, rising prices will dampen the demand for new single-family homes but it will not translate into an immediate drop in new single-family starts. From January to March of 2004, single-family starts are up by 3.5 per cent so far, ending March with 389 units compared to 376 units during the same period last year. Nonetheless, CMHC's forecast for new single-family homes is 2,700 starts, a

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decline of 11 per cent from 2003, due primarily to rising prices and mortgage rates that will somewhat offset on demand.

Multi-Family Construction

While low mortgage rates this year will keep demand for new homes firm in 2004, the rising price of new homes means that many first-time buyers buying in the new home market will likely consider a row (townhouse), semi-detached or condominium as opposed to a single-detached home. While CMHC does not collect the sales price for new row (townhouse) units, they are on average well below that of a new bungalow within city limits. Estimates run around $200,000 to $240,000, within the means of first-time buyers at current mortgage rates.

The number of row units under construction has never been this high in over 20 years, testimony to amount of building that has taken place for this unit type. Factoring in the construction of new apartments, the number of completed and unoccupied apartment and rental units is the highest it has been in 11 years. This raises questions about the extent of the market to absorb the built up supply of units in the market.

In terms of row (townhouses) units, the current new sales figures available indicate that low rise multi-family units are ahead 20 per cent in the first two months of 2004 compared to the same time in 2003. Obviously, builders continue to supply such units due to a strong sales picture. Considering the issue of affordability, townhomes are the next best thing to owning a single-home in a residential area. With low interest rates in place for the rest of 2004, they will likely continue to be an attractive option for first-time home buyers and anyone else seeking affordable housing accommodations.

As the build up of apartment units in Ottawa, most are designated for the condo market. By February 2004, there were over 1140 condominium apartments under construction. Factoring the pull back in sales in the resale market, the growing supply of resale and new condo units may lead to an even further softening of sales of new condos. Therefore, the supply of condos may be too excessive for the current market to absorb and we may see prices for condos pull back later this year or 2005.

Forecast for Housing Starts

While the construction of new single family homes is expected to pull back in 2004 to about **2,700**, for a **decrease** of about **3 per cent** from 2003, the row (townhouse) market is expected to continue doing well for the rest of this year. Expect row townhouse units to make up a larger share of total starts in Ottawa again. However, with the decline in single-family starts in 2004, we can expect total starts to **decline** by **3 per cent** in 2004, ending with **6,200** units.

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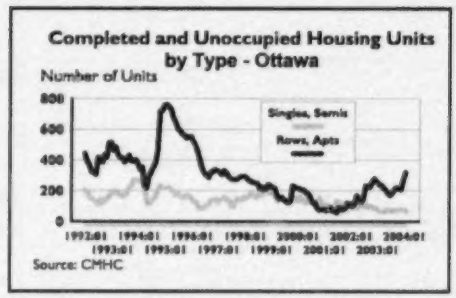


Ottawa's condominium market still has legs

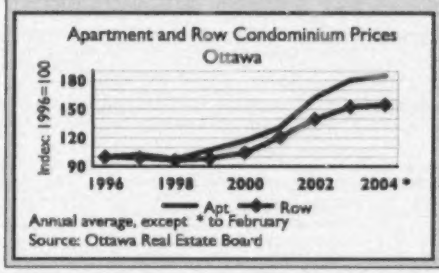
While signs of cooling are appearing in Ottawa's burgeoning condominium market, healthy new construction volumes and still-reasonable recent resale price growth point to another good year in this segment. In this year's first two months, buyers seemed willing to pay a premium for downtown and west-end locations, as well as for upgrades such as central air conditioning and in-suite laundry facilities. Ottawa demographics, particularly its ageing population, bodes well for this market.

Ottawa condominium starts eased to 553 units last year, roughly a quarter off 2002 volumes, but still nearly three times the average 197 starts posted annually in 1993-2002. This year has commenced robustly, with 304 condo units started in January and February, well above the 57 starts during the equivalent year-earlier period.

Condo resales have shown similar vibrancy. Although sales eased 16 per cent last year, 2003 was the third straight year in which transactions bettered 2,000 units. This compares to volumes under 1,000 units in both 1996 and 1997. Price growth has also been solid; last year's 12 per cent increase, to $163,664, caps a 61 per cent hike in condos' average price since 1999. Apartment and row condo values have both risen vigorously; last year's average apartment price was 80 per cent above 1996's, while the average row price was up 55 per cent.

Ottawa Real Estate Board data from January and February this year shows that, after controlling for other determinants of unit value, "downtown" and "west-end" units attracted prices about $40,000 and $24,000 higher, respectively than units in Orléans, but that prices in other districts were not significantly different than Orléans'. Other significant underpinnings of condo unit value included an extra bathroom, natural gas heat, central air conditioning and in-suite laundry facilities. Other things being equal, apartment units sell for significantly more than row condos. In our sample, the condo's age did not significantly alter its price, probably since only about one in seven of the condo units sold during the first quarter were completed since 1990 and could thus be considered "newer".

While retirees' fondness for condos has become almost cliché, census data shows that roughly twice as high a proportion of Ottawa- Gatineau households aged 65+ live in condos as do younger households. General population ageing is by now a well-recognized phenomenon; Statistics Canada estimates the number of Ottawa residents aged 65+ rose 10.4 per cent in the five years to 2002, somewhat faster than the total population's 8.9 per cent rise. Continued expansion of this important

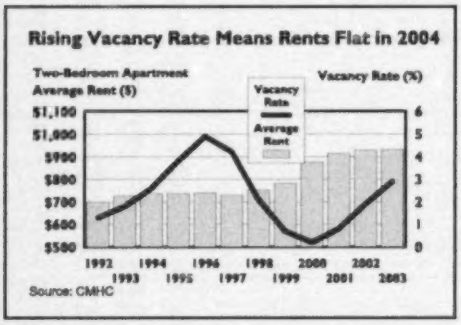


Rental Market

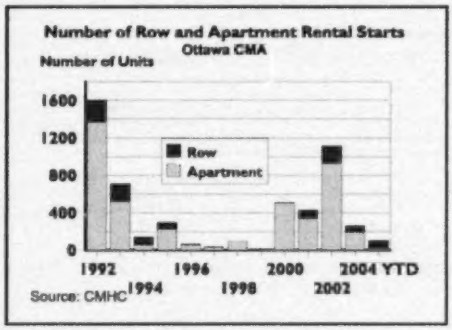
Little Change in Vacancy Rate for 2004

According to the CMHC rental market survey, the vacancy rate in Ottawa went up in 2003, growing to 2.9 per cent from the 1.9 per cent recorded in 2002. Low mortgage rates continued to make it attractive for many renter households into the housing market as first-time or return home buyers. With many households going to the home owner market and more supply of rental accommodations coming on stream in Ottawa, it was not surprising to see vacancy rates go up.

The consequence of softening market conditions for landlords is that rent increases slowed in 2003. The average rent for two-bedroom apartments was $932, which represents an increase of just $2 from 2002's level. Obviously, average rents were relatively flat in 2003. Rents for other bedroom types did not fare any better. The average rent for one- bedroom units went up just one dollar to $768 between 2002 and 2003. Bachelor suites increased by 3 dollars between the same period, while three+ bedroom apartments recorded a healthy increase of $39 in 2003 to an average $1,168



In 2004, we can expect the same situation to continue, as low mortgage rates will continue to attract potential tenants away towards the homeowner market. However, stable rents, a growing youth and senior population, and rising housing prices will keep tenants in the rental market. As mortgage rates go up later in 2004, the carrying costs to support a mortgage may persuade some to stay in the rental market as well as convince new entries into the housing market to rent and wait before buying their first home. In addition, private rental market construction has eased since 2002 and will translate into less new supply coming onto the market in 2003-04.



CMHC forecasts a slight decrease in the vacancy rate for 2004 to 2.5 per cent, as a result of rising mortgage rates later this year. However, the impact will not begin to really be felt until 2005 and hence we are assuming a slight rate decrease for this year. This still represents a vacancy rate above 2 per cent; thus expect only a marginal one per cent increase in average rents for a two-bedroom unit this year.

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Economic Overview

Demand to be Sustained by Low Mortgage Rates in 2004

After recording over 22,000 new jobs last year, the job market in Ottawa is definitely showing signs of easing back. While public sector, construction and service employment took off last year, those same sectors have more or less flatten in the first months of 2004, while job loss in the manufacturing sector has translated into a decline in employment levels in the past seven months. Meanwhile, net positive migration to the city of Ottawa and low mortgage rates will continue to stimulate demand for housing this year, but the less than rosy job market will mean that demand for housing is expected to slow in 2005, especially with anticipated hikes in interest rates forecast for 2005.

Ottawa's economy was growing at phenomenal rate in 2003, reaching an estimated 464,000 people employed, representing an increase of 5 per cent annually from 2002. Most important, most of this job growth was full-time employment. Looking back, employment growth in Ottawa been very strong in the last two years, growing on the strength of huge gains in public sector employment, construction and other key sectors in the service industry. The Public Sector

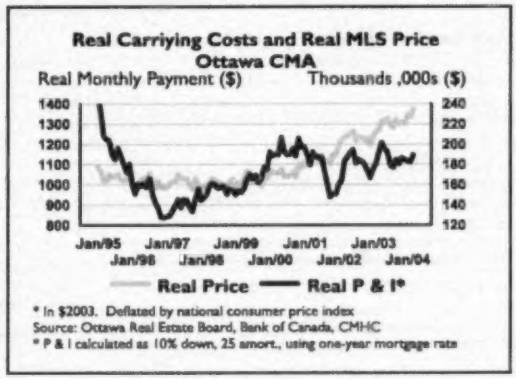
Mortgage Rate Outlook

Low inflation and accommodative monetary policy will keep Canadian interest and mortgage rates low over the next few quarters. As economic growth strengthens this year and into 2005, monetary policy will become less accommodative and short-term Canadian interest rates will rise 50-100 basis points next year. Short term rates will fall early this year, and begin an upward trend later in the year, remaining flat to modestly higher in 2004. Long-term yields are forecast to increase about 25 basis points later this year after inflation bottoms out and economic growth gains momentum.

One, three and five-year posted closed mortgage rates are expected to be in the 4.25-5.25, 5.25-6.25, and 6.00-6.75 per cent range respectively this year. Mortgage rates are forecast to rise by 0.50-0.75 per cent next year. Discounts from posted rates will be in the 0.5-1.5 per cent range.

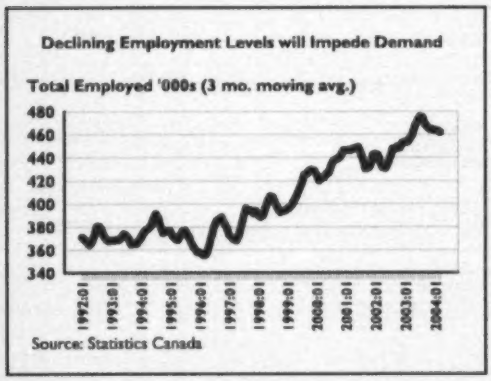
gained over 15,000 jobs in 2002, on the coat tails of massive layoffs in the high tech sector, and, in 2003, it was growth in construction, retail and professional services employment which shot up the job market even higher. The impact of this growth is still being felt in this year's housing market, as most job growth has a lag affect of 3 to 6 months on demand for housing. Consequently, the strong job market last year will continue to impact demand for housing well into 2004.

Unfortunately, the job picture by the first quarter of 2004 has been lack lustre to say the least. In the last seven consecutive months starting from March 2004, Ottawa has been recording job losses or no gains at all. What are some of the causes for this changing scenario? The year-to-date estimated average of people employed in the construction sector is down by one per cent from last year, despite strong residential and non-residential construction levels in 2003 and into 2004. However, the recent announcement by the Federal government to postpone planned major construction projects may have started to impact this sector already. Another key sector has been manufacturing, most of which is tied to high-tech in Ottawa. By March of 2004, the year-to-date average number of people employed in manufacturing has plummeted to an estimated 26,000 jobs, for a recorded loss of about 14,000 jobs from the same period a year ago. Outsourcing of jobs may be a contributing factor, but we must also consider that the high tech sector has not fully recovered and is only now beginning to show signs of life. For now, this level of manufacturing employment has not been this low since 1997, before high-tech took off in Ottawa. In terms of other sectors in the first quarter of 2004, service employment, including the public sector, is up from the same quarter in 2003; it is the loss in the goods-producing sector which is bringing down the overall job market in Ottawa. Ottawa's unemployment rate actually dropped in March of 2004 to 6.7 per cent due primarily to a drop in labour force participation.



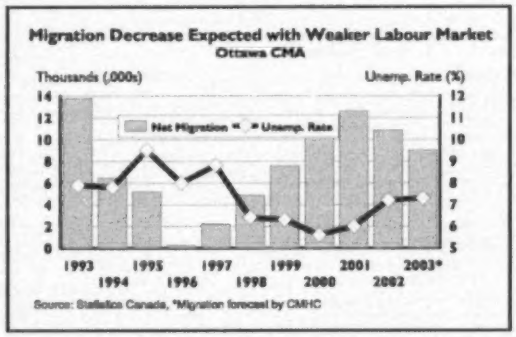
Growth in the service sector will continue to sustain the job market this year. With modest growth in employment levels for the public sector, retail, tourism, education and health care, CMHC expects employment to increase by less than one per cent this year to about 464,000 individuals employed. Modest growth in the service side of the local economy will offset job loss on the goods-producing side.

Looking forward to 2005, the Bank of Canada's lowering of interest rates will likely stimulate the Ontario economy and hopefully help further jump start a recovery in the high-tech economy. After a Federal election this spring or fall, we will be better able to assess Federal government plans for future construction initiatives in Ottawa. As for the freeze on public sector hiring, the evidence suggests that it will not last, considering the surplus in Federal budgets and the simple fact that current employment levels in the public sector already indicate that growth is taking place once again.



Migration and Interest Rates

Strong job growth in 2003 will likely translate into continued strong migration to Ottawa in 2003. The relationship between performance in the job market and migration to a CMA is evident. In 2002, the economic growth witnessed in Ottawa translated into an estimated net positive migration of over 11,000 people. Because of strong job growth in 2003, we can expect continue net positive migration in 2003. CMHC forecasts a net positive migration of over 9,000 for 2003, below the 2002 level, but well above the 10-year average for this CMA.



While interest rates remained low in the first quarter of 2004, it is not expected to remain this way for the entire year. CMHC forecasts that by the end of 2004 both short and long term rates will be heading up. This will have some affect on affordability, as 5-year rates for example, are expected to reach about 7 per cent. This would still place them low by historical standards, and we can still assume mortgage rates at that level to have a positive impact on demand. Nonetheless, rising interest rates and less than promising job growth this year will have a negative impact on housing starts further in 2005.

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FORECAST SUMMARY

Ottawa CMA Spring 2004

	2000	2001	2002	% chg.	2003	% chg.	2004F	% chg.
RESALE MARKET								
MLS Sales	12,692	12,240	12,894	5.3	12,877	-0.1	12,600	-2.2
MLS Average Price, all units	$159,511	$175,972	$200,711	14.1	$219,713	9.5	$233,000	6.0
MLS Average Price, Freehold Res.	$173,377	$191,763	$216,319	12.8	$232,922	7.7	$248,000	6.5
MLS Average Price, Condo	$107,958	$124,087	$146,755	18.3	$164,590	12.2	$172,800	5.0
Sales to New Listings Ratio	0.79	0.71	0.72	-	0.65	-	0.55	-
HOUSING STARTS								
Total	5,786	6,251	7,796	24.7	6,381	-18.2	6,200	-2.8
Single-detached dwellings	3,494	3,502	3,807	8.7	3,055	-19.8	2,700	-11.6
Semi-detached dwellings	400	336	316	-6.0	357	13.0	400	12.0
Row dwellings	1,320	1,738	1,972	13.5	2,241	13.6	2,450	9.3
Apartment Dwellings - Total	572	675	1,701	152.0	728	-57.2	650	-10.7
Apt. Condo	*30*	*285*	*747*	*162.1*	*197*	*-73.6*	*100*	*-49.2*
Apt. Rental	*503*	*341*	*924*	*171.0*	*511*	*-44.7*	*500*	*-2.2*
Other	*39*	*49*	*30*	*-38.8*	*20*	*-33.3*	*50*	*150.0*
Median price, Single detached	$208,900	$244,400	$268,385	9.8	$291,304	*8.5*	$314,500	*8.0*
RENTAL MARKET								
Vacancy Rate (October)	0.2	0.8	1.9	-	2.9	-	2.5	-
Average Rent (2-bedroom)	$882	$914	$932	2.0	$933	-	$935	0.2
ECONOMIC OVERVIEW								
Mortgage Rate - 3 year term	8.17	6.88	6.7	-	5.82	-	5.46	-
Mortgage Rate - 5 year term	8.35	7.41	7.45	-	6.39	-	6.1	-
Employed	431,500	441,800	441,900	0.0	464,500	5.1	468,000	0.8
Employment Growth	17,300	10,300	100	-	22,600	-	3,500	-
Net Migration	9,800	12,500	10,836	-13.3	9,000	-16.9	7,500	-16.7

Sources: Ottawa Real Estate Board; The Corporate Research Group; Statistics Canada; Human Resources Development Canada; Canada Mortgage and Housing Corporation

The Ottawa Real Estate Board is an industry association of 1,400 sales representatives and brokers in the Ottawa area. The OREB website is www.ottawarealestate.org

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F = CMHC Forecast